

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £290,000

🏠 3 Bedrooms 🚿 1 Bathroom

Garth & Adjoining Building Plot,
Willow Street, Ellesmere, SY12 0AQ

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General Remarks

For sale by public auction on the 20th March 2025 at 2:00pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

Recently renovated, spacious 3bedroom detached family home together with a single building plot with full planning permission for a two-storey dwelling. Located in the centre of Ellesmere, within walking distance of local amenities, the local primary and secondary schools and The Mere.

Accommodation

Enclosed Canopy Entrance Porch

Partly Glazed Entrance Door and Glazed Side Windows

Entrance Hall

Open Plan Lounge/Dining Room

Lounge: 12' 7" x 11' 7" (3.84m x 3.53m)



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Dining Area: 12' 7" x 11' 9" (3.84m x 3.58m)

Kitchen/Breakfast Room: 23' 7" x 8' 4" (7.20m x 2.54m)

Utility Area:

Spindle Staircase to First Floor & Landing Area:

Bedroom 1: 12' 0" x 11' 5" (3.67m x 3.47m)

Bedroom 2: 12' 7" x 11' 3" (3.84m x 3.44m)

Bedroom 3: 11' 7" x 8' 4" (3.53m x 2.54m)

Bathroom: 9' 7" x 8' 3" (2.91m x 2.52m)

Outside: 'Garth' is approached off Willow Street onto a drive providing parking to the front enclosed by a mature hedge. There is access all around the house and a side timber gate leads to the enclosed rear garden which is mainly laid to lawn with paved patio slabs.

Council Tax Band 'C'

EPC Rating 73|C

Tenure: We understand the property is freehold upon vacant possession on completion.

Directions: From the town centre proceed to the small roundabout on Cross Street and take the first exit left into Willow Street after a short distance 'Garth' can be identified on the right-hand side by the agents 'For Sale' board.

Building Plot

Planning Permission: Full Planning Permission (24/00342/FUL) was granted by Shropshire County Council on the 17th May 2024. The approved plans are for one two storey dwelling comprising of three bedrooms, two bathrooms, front and rear garden and off-road parking for two cars. Further details can be found on the planning section of the Shropshire Council website.

Services: Mains water, electricity and gas are understood to be available for connection in the adjoining highway, however potential purchasers should satisfy themselves that this is the case before submitting an offer.

Sales particulars: The attached plans are STRICTLY for identification purposes and not to scale. Any areas submitted are estimated. Site boundaries will be agreed between the potential purchaser and sellers prior to the solicitors being instructed in any sale.

Town and Country Planning Act: The property, notwithstanding any description in these particulars is sold subject to any Development Plan, Tree Preservation Orders, Town Planning Scheme or Agreement Resolution or Notice which may come into force and also subject to any Statutory Provision or Byelaw without obligation on the part of the Vendors to specify them.

Viewing and further information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere Office on (01691) 622534.

Buyers Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% inc. VAT (Subject to a a minimum fee of £3,300.00 inc. VAT). For further details on fees payable please consult the legal pack.

Method of sale: The property will be offered for sale by public auction at Lion Quays Hotel & Spa, Moreton, Oswestry on Thursday 20th March 2025 with commencing at 2.00pm.





Online auctions

Online auctions are convenient for both buyers and sellers, which is why we have online auctions and also live stream our quarterly auction rooms. This gives buyers complete flexibility by allowing you to participate in all auctions online, regardless of whether you are in your living room, a coffee shop or the local park.

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Guide price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reservation Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Solicitor: GHP Legal, 37-39 Willow Street, Oswestry, Shropshire, SY11 1AQ
Tel: 01691 659194 Contact: Richard Lloyd

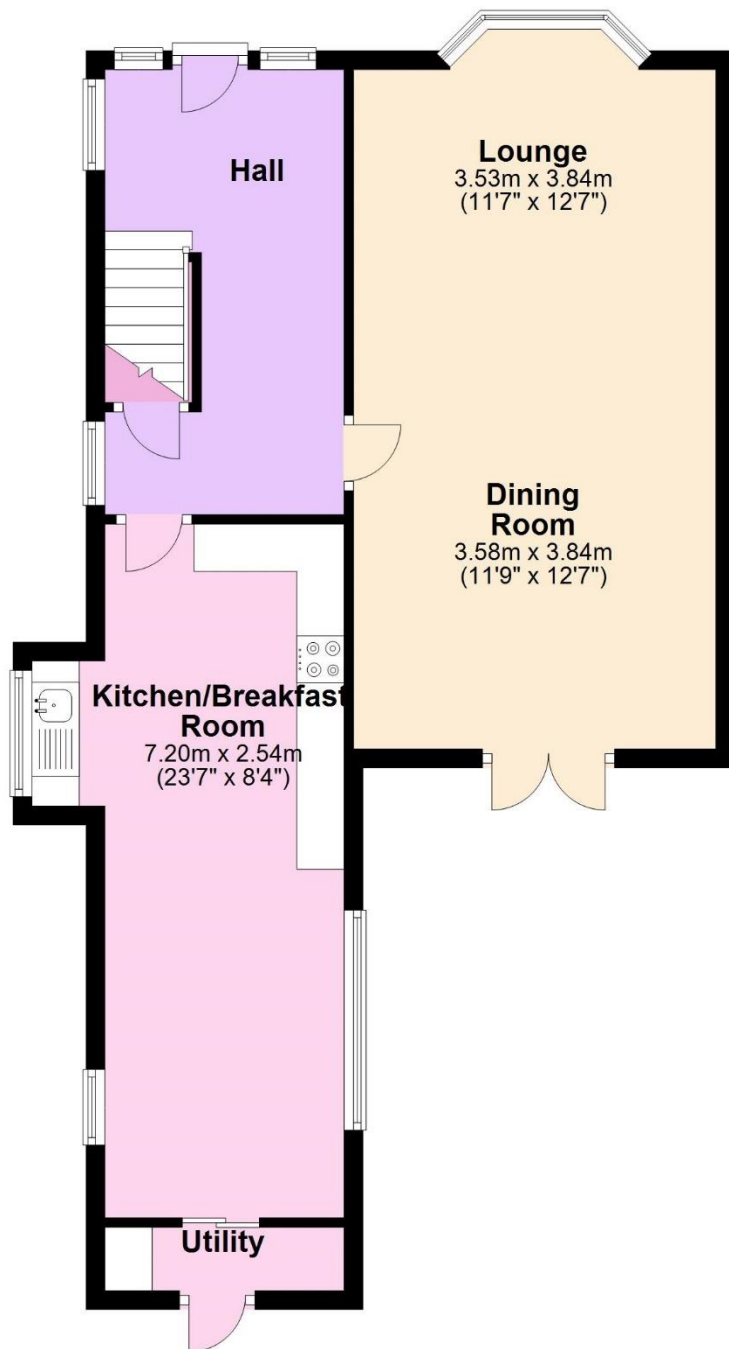
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Ground Floor

Approx. 55.8 sq. metres (601.1 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.7 sq. feet)



Total area: approx. 105.3 sq. metres (1133.8 sq. feet)

